

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 21, 2013

MEMBERS PRESENT

Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Ron Honken, Alderman
Annette Brun
Betty Dick
Noah Myers

MEMBERS ABSENT

Rita Holladay, Chairman
Melissa Mustard

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Mark Shipley, Assistant Community Development Director
David Smoak, Town Administrator
Gary Palmer, Assistant Town Administrator
Tom Hale, Town Attorney

Commissioner St. Clair called the meeting to order at 7 p.m.

CITIZEN FORUM

None

APPROVAL OF MINUTES

*Commissioner Honken moved to approve the January 17, 2013, minutes as submitted.
Commissioner Myers seconded the motion and the motion passed 7-0.*

AGENDA ITEMS

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A GYMNASIUM AT
THE KNOXVILLE CHRISTIAN SCHOOL, 11549 SNYDER ROAD, PARCEL 129, TAX
MAP 130, ZONED R-2, 67.1 ACRES (David Roland, Applicant)**

Staff recommended approval of the site plan subject to addressing the following items:

1. Provide the revised fire hydrant flow data on site plan;
2. Provide a marked emergency vehicle access in accordance with the 2006 IFC, fire lane, along the curb adjacent to the fire department connection;
3. Meet all town requirements.

*Commissioner Whiting moved to approve the site plan subject to staff's recommendation.
Commissioner Myers seconded the motion and the motion passed 7-0.*

DISCUSSION AND PUBLIC HEARING ON LETTER OF CREDIT EXTENSIONS FOR BRANDYWINE AT TURKEY CREEK, FOR THE COMPLETION OF IMPROVEMENTS TO FRETZ ROAD AND N. CAMPBELL STATION ROAD INTERSECTION, PER THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE IV., B. GUARANTEE IN LIEU OF COMPLETED IMPROVEMENTS

Staff recommended that if work commences and substantial improvements have been made to the intersection prior to the actual expiration date of the first letter of credit, the letter of credits be extended as is for one year.

Staff recommended that if the work has not commenced and that if the planning commission wishes to extend the letters of credit for one year, the amount be increased to a total of \$230,000. This increase would ensure that there are adequate funds for the roadway improvements if the developer defaults.

Staff recommended that if no work has commenced prior to the actual expiration date of the first letter of credit and the amount could not be increased, the letters of credit be cashed.

Commissioner Honken moved to extend the letter of credit for one year if work has commenced and substantial improvements have been made to the intersection prior to the actual expiration date of the first letter of credit OR if no work has commenced prior to the actual expiration date of the first letter of credit, the letter of credit amount be increased to a total of \$230,000 OR if no work has commenced prior to the actual expiration date of the first letter of credit and the amount cannot be increased, the letter of credit be cashed. Commissioner Whiting seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR SPLIT RAIL FARM, FORMERLY KNOWN AS EVERETT HILLS AND KARASTONE FARMS, PARCELS 98, 98.01, 98.02, TAX MAP 142, ZONED R-1 AND OSR, LOCATED ON THE WEST SIDE OF EVERETT ROAD APPROXIMATELY 2,500 FEET NORTH OF SMITH ROAD, 52.13 ACRES, 57 LOTS (Daniel C. Burton/Farmstead Development, LLC, Applicant)

Staff recommended postponement of the concept plan because the outstanding items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete at this time. A lengthy discussion followed.

Commissioner Honken moved to postpone the concept plan until all outstanding items are addressed. Commissioner Dick seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR SPLIT RAIL FARM, FORMERLY KNOWN AS EVERETT HILLS AND KARASTONE FARMS, PARCELS 98, 98.01, 98.02, TAX MAP 142, ZONED R-1 AND OSR, LOCATED ON THE WEST SIDE OF EVERETT ROAD APPROXIMATELY 2,500 FEET NORTH OF SMITH ROAD, 52.13 ACRES, 57 LOTS (Daniel C. Burton/Farmstead Development, LLC, Applicant)

Staff recommended postponement of the preliminary plat because items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete at this time. A general discussion followed.

Commissioner Honken moved to postpone the preliminary plat until all outstanding items are addressed. Commissioner Whiting seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON THE 2012 ANNUAL DEVELOPMENT REPORT

Mark Shipley presented the 2012 Annual Development Report. A general discussion followed. Staff recommended acceptance/approval of the report.

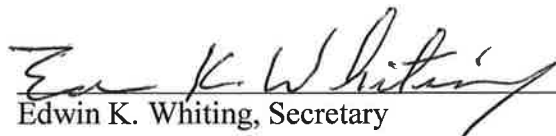
Commissioner Honken moved to accept the "2012 Annual Development Report". Commissioner Myers seconded the motion and the motion passed 7-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:09 p.m.


Edwin K. Whiting, Secretary